

### Thoughts on Community

Something I learned from a manager many years ago is that communities themselves are like living, breathing organisms. Although community can be healthy, you still will have good days, bad days, or situations where it can become dysfunctional. The difference in the mindset of the community depends upon a number of factors, most of which are reflective of the complexities of human nature.

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We frequently get calls from owners disgruntled with the way their board is enforcing collections, rules and regulations, and architectural provisions. Generally, they do not have funds to engage an attorney and want to avoid doing so. The inquiries seem equally split between owners living in communities that are self-managed, and those professionally managed.

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### Thoughts on Community

By: Gary Porter, CPA

During my more than 30 years working as a service provider within the community association industry, I have dealt primarily with technical issues. Although I often attend dozens of board meetings and annual meetings per year, my involvement is usually limited to making a presentation and responding to questions; my position is generally that of an outside observer. During this time, I have run into my fair share of naysayers and/or destructive or obstructive members.

There was a time years ago when I was president of my office condominium development for a two-year period. During that time, in order to make up for inadequate assessments of prior years, we special-assessed each of the members more than \$6,000 and addressed every significant maintenance issue regarding the building exterior and common grounds of the association. We replaced the roof, partially replaced siding, repainted the exterior, had new signs made, replaced and upgraded the landscaping, and repaved parking lots. I became Association president as a means of self-defense, to protect my investment in the building. I was involved as a member, but it was strictly business.

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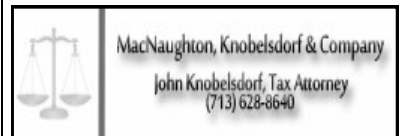
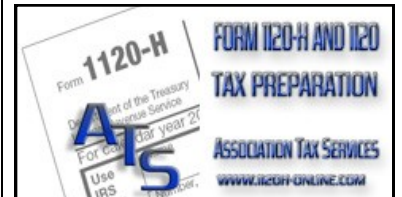
By: Marla Mott-Smith Bowers

We frequently get calls from owners disgruntled with the way their board is enforcing collections, rules and regulations, and architectural provisions. Generally, they do not have funds to engage an attorney and want to avoid doing so. The inquiries seem equally split between owners living in communities that are self-managed, and those professionally managed.

Parties may be ignorant of their rights and responsibilities. Boards may be unaware of, or even be ignoring, implementation of new laws and proper enforcement procedures. Owners may have unjustified complaints.

Issues can be emotion-filled and riddled with misunderstandings and lack of knowledge by all parties. Sometimes they involve corrupt, uninformed boards and self-serving management companies.

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## Articles on the Web

Article Title	Article Summary	State
<a href="#"><u>Country club liquor sales suspension riles homeowners</u></a>	The master homeowners' association board suspended liquor sales at the Mesquite Vista Country Club without discussing with the HOA board.	Nevada
<a href="#"><u>Passidomo's foreclosure reform bill clears Florida House, awaits Senate vote</u></a>	A bill needs to be approved by the state Senate that would speed up the foreclosure process.	Florida
<a href="#"><u>Homeowners' association: Who pays for damage caused by hoarder?</u></a>	Article discusses the consequences of hoarders who reside in homeowners' associations.	Florida
<a href="#"><u>Apartments, condos see problems tied to pot legalization</u></a>	Apartment complexes and condominiums are feeling the effects of legal growing and use of marijuana.	Colorado
<a href="#"><u>The art of becoming an HOA board member</u></a>	Guidance is offered for those who are volunteering to lead their homeowners' association as a board member.	Nevada
<a href="#"><u>Plaza Towers condominium owners have no regrets as they wait to move back after flood</u></a>	Homeowners have no regrets as they wait to hear when they can move back in to their homes after being evacuated.	Michigan
<a href="#"><u>HOA battles in Legislature feature talk of Texas values</u></a>	Texas battles traditional rights to do what they want on their own property in the legislature.	Texas
<a href="#"><u>More Lakeport homes red-tagged as landslide worsens</u></a>	Two more homes were declared uninhabitable, while others were issued voluntary evacuation notices, as landslide conditions worsened.	California
<a href="#"><u>Homeowner upset about ban of religious statues</u></a>	Homeowner is instructed to remove her statues of Mary, Joseph and Jesus. Board states the scene has not been approved and it goes against the covenants.	Florida
<a href="#"><u>Real Estate Matters: Buying and selling condo units</u></a>	In this Q & A, reserves are discussed as a buyer is denied a loan because the condo association did not transfer 10 percent into the reserve fund.	Texas
<a href="#"><u>Sinkholes plague homeowner</u></a>	A homeowner is concerned that her property value is going down since her yard is covered with sinkholes.	South Carolina
<a href="#"><u>Rancho Del Oro streetlights in need of repairs</u></a>	Maintenance has not been done on the 640 metal streetlights, causing many to fall over or be taken down due to deterioration. The City of Oceanside is trying to help resolve the issue by offering to help pay half the replacement costs, but the HOA refused.	California
<a href="#"><u>Rocky Point residents want home teetering off cliff razed</u></a>	Residents of a beach community are demanding that a bank raze a foreclosed home that is teetering on a cliff. Residents are afraid the home will fall on beachgoers.	New York
<a href="#"><u>Displaced rowers find temporary home on Lake Bella Vista</u></a>	The Lake Bella Vista HOA has generously offered a local rowing team to practice on their lake until their normal practice location is safe for rowing.	Michigan
<a href="#"><u>Northridge homeowners appeal elder care project approval</u></a>	A homeowners' association has filed a written appeal shortly after the city zoning department signed off on a 65,797 square-foot elder care facility to be built in their neighborhood.	California